

**Haysville Planning Commission**  
**Minutes**  
**April 12, 2012**

Those members present were: Tim Aziere, Bob Conger, Michael Dunn, Jim Kates, Pamela Grether, Katie Roggenbaum, Don Schneiter, Bob Wethington, and Linda Wiley.

Chairperson Aziere called the Haysville Planning Commission Meeting to order at 7:01 p.m. in the Council Chambers of the Haysville Municipal Building, 200 West Grand Avenue.

Aziere presented for approval the minutes of March 22, 2012.

Motion by Wethington

Second by Conger

I move we approve the minutes as presented.

Grether stated there was a correction needed to reflect Parton asking for adjournment and not Aziere. Wethington amended his motion.

Conger yea, Grether yea, Kates yea, Roggenbaum yea, Schneiter yea, Wethington yea, and Wiley yea.

Aziere and Dunn abstained.

Motion declared carried.

7:02 pm Schneiter entered.

Under New Business Aziere announced a Presentation on Sedgwick County Quad City Joint Area Plan, 2012-2035.

**Dave Barber, Metropolitan Area Planning Department**, gave an overview of joint area plan which covers an area including Sedgwick County, Derby, Haysville, Mulvane, and Wichita. The plan discusses existing conditions and future policy in regards to recreation, stormwater/flooding, transportation, and future growth/development. Barber asked the Commission if they had any questions about the plan. There was some discussion about current flooding and high water table issues. Barber stated any further comments could be submitted to him or Jeana Morgan.

Aziere presented a Consideration of Final Plat – Prairie Polo Addition, Sedgwick County, Kansas.

Aziere reminded everyone that the item was not open for public comment but stated he would like to hear from staff before returning to the vote.

City Attorney Alison McKenney-Brown addressed the Commission and stated she was going to discuss some issues from the previous meeting. McKenney-Brown stated the vote at the previous meeting did not go according to the bylaws of the Planning Commission. McKenney-Brown explained that the only reason for abstention would be a conflict of interest, stated before discussion of the item. McKenney-Brown said any conflict of interest should be stated to the chairperson, by the member. McKenney-Brown clarified the terms of conflict of interest by reading the sections of the bylaws pertaining to conflict of interest.

Wiley stated she was told she had a conflict of interest, even though she didn't feel like she had one. Wiley said she had been notified of the PUD case but wasn't sure if she was still considered to have a conflict because it had been so long and there had been changes and modifications that she had not been notified of. McKenney-Brown stated she would not advise Wiley of a conflict of interest. Wiley stated she had no fiduciary interest and asked the attorney if she had a conflict. McKenney-Brown re-stated the terms of conflict based on notification areas.

McKenney-Brown explained the rules of voting on a final plat. She stated that the Commission did not have to take public comment or hold a public hearing. McKenney-Brown stated there were three things for them to consider when approving the final plat. First, is the final plat substantially the same as the approved preliminary plat. Second, has there been compliance with all conditions, restrictions, and requirements of this regulation and all other applicable ordinances of the city. Third, has there been compliance with any conditions that may have been attached with approval of the preliminary plat. McKenney-Brown stated if those conditions had been met, it was the Commission's authority to approve the plat.

Aziere asked for any discussion or motions.

Schneiter asked if a drainage plan had been submitted. Morgan stated it had been. Schneiter asked if the access control issue had been addressed. Morgan stated the comment in regards to access control was to reduce the two entrances down to one. Morgan stated the Commission had determined to leave two entrances but moved the entrances.

Motion by Schneiter

Second by Wethington

I would move we approve the final plat for the Prairie Polo Addition.

Wiley asked Morgan if she should vote or not. Morgan stated she could not answer whether or not she could vote. Morgan said she could better explain the notification area and advised Wiley that based on her location, she would have been in the notification area for the PUD. Wiley stated that was back then but asked if that was still the issue now and if she should still abstain. Morgan stated the PUD approval is contingent upon the final plat of the Prairie Polo Addition. Wiley stated in that case, she abstained. Aziere asked for any conflicts. Wiley stated she had no fiduciary interest and asked if she had a conflict based on her property abutting the plat. Aziere clarified that the PUD was contingent on the plat. Wiley again stated that she abstained.

Aziere re-stated the original motion and called for the vote.

Aziere yea, Conger yea, Dunn yea, Grether yea, Kates nay, Roggenbaum nay, Schneiter yea, and Wethington yea.

Motion declared carried.

Aziere presented a Discussion of Potential Development.

Morgan advised the potential developer was not present and asked that the Commission table the item.

Motion by Wethington

Second by Schneiter

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To table this item.

Aziere yea, Conger yea, Dunn yea, Grether yea, Kates yea, Roggenbaum yea, Schneiter yea, Wethington yea, and Wiley yea.

Motion declared carried.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

Aziere asked for any Committee Updates.

Grether announced the Haysville Expo was on Saturday.

There were no Off Agenda items.

Aziere asked for a motion for Adjournment.

Motion by Wethington

Second by Grether

To adjourn.

Aziere yea, Conger yea, Dunn yea, Grether yea, Kates yea, Roggenbaum yea, Schneiter yea, Wethington yea, and Wiley yea.

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:43 p.m.